

WARRANTY DEED

Record and Return To:
Tri-State Title and Escrow, Inc.
866 Willow Tree Circle
Cordova, TN 38018

Indexing info: 8 acres in the NE 1/4 of Section 27, Township 2 South, Range 9 West, DeSoto County, Mississippi

This instrument prepared by:	Send Tax Bills To:	Map Parcel Number
Tri-State Title & Escrow, Inc.	City of Memphis Credit Union	
866 Willow Tree Circle	2678 Mt. Moriah Terrace Cv.	2098-2700-0-00016.00
Cordova, Tennessee 38018	Memphis, TN 38115	
(901) 372-6679 (Michele)		

WAIVE M. IGOU BY HENRY M. IGOU, CONSERVATOR,
Grantors

TO

WILLIAM C. FREEMAN AND WIFE, JUDY C. FREEMAN,
Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good, legal, sufficient, and valuable considerations, the receipt and sufficiency all of which is hereby acknowledged, the undersigned, WAIVE M. IGOU BY HENRY M. IGOU, CONSERVATOR, do hereby sell, convey and warrant unto WILLIAM C. FREEMAN AND WIFE, JUDY C. FREEMAN, AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, the following described real estate property located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

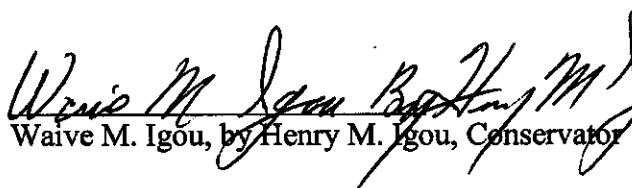
SEE EXHIBIT "A" ATTACHED

The warranty in this deed is subject to subdivision building liens, easements, restrictions and covenants of record; and rights of way and easements for public roads and public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Henry M. Igou, Conservator for Waive M. Igou warrants that she is one and the same person as Tiny Waive Igou.

Possession is to be given with delivery of the Deed.

WITNESS the signature of the Grantors this the 11th day of May, 2005.

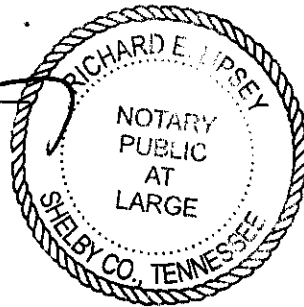

Waive M. Igou, by Henry M. Igou, Conservator

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11th day of May, 2005, within my jurisdiction, the named, Henry M. Igou, as Conservator for Waive M. Igou, who acknowledged that she executed the above and foregoing instrument.

Witness my hand and Notarial Seal at office this 11th day of May, 2005.


Notary Public



My Commission Exp. 6-12-07
My Commission Expires _____

Grantor's Address

1000 South Kentucky Street
Kingston, TN 37763
Home: 865-376-2263
Work: N/A

Grantees Address

1756 Baker Road
Lake Cormorant, MS 38641
Home: 662-429-3253
Work: N/A

EXHIBIT "A"

A parcel of land containing 8 acres, more or less, beginning at a point on the West line of the Northeast Quarter of Section 27, Township 2, Range 9 West, 18.70 chains North of the Southwest corner thereof, thence East 16.23 chains, thence North 4.94 chains, thence West 16.23 chains, thence South 4.94 chains to the point of beginning.

Being the same property conveyed to Waive M. Igou by Deed from Juanita M. White, Corrine M. Stockard, Gaston McCullough and Willie Luther M. Vick, dated 9/30/75, recorded 10/21/75, in Book 121, Page 252, in the Chancery Clerk's Office of DeSoto County, MS.

Property known as 1756 Baker Road, Lake Cormorant, MS

Property known as: 1756 Baker Road

Lake Cormorant MS

Parcel Number: 2098-2700-0-00016.00

TST-53304

IN THE PROBATE COURT FOR ROANE COUNTY, TENNESSEE

IN RE: CONSERVATORSHIP OF TINY WAIVE IGOU

No. GC-642

ORDER

This cause came on to be heard on the 12th day of April, 2005, before the Honorable Thomas A. Austin, Judge, upon petition of Henry M. Igou, the report of the Guardian *ad litem*, the medical reports of Dr. Howard P. Blount, III and Dr. Vijay Jethanandani, the sworn testimony in open Court and from the entire record in this cause from all of which the Court finds that the Respondent has been properly served; that all persons entitled to notice of this proceeding have been properly notified; that the Respondent is a resident of Roane County, Tennessee; that the Guardian *ad litem* has filed a report recommending appointment of a Conservator for the person and property of the Respondent and approval of the Property Management Plan; that the Respondent is a disabled person, owns property requiring supervision and should have a Conservator appointed; that the proposed Conservator is a fit and proper person to be named Conservator of the person and property of the Respondent; that the petition should be allowed as requested, that the Conservator be authorized to manage the person and property of Respondent and to make such expenditures from the assets of Respondent as may be necessary and reasonable for Respondent's care and maintenance and that bond be set at \$100,000.00.

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State of Tennessee, County of Roane, I, Shannon Conley, Clerk of the Probate Court, do hereby certify this to be an exact copy of the original as appears of record in my office book No. 94, Page 33-54, this 20 day of April, 2005.
Attest: Shannon Conley Dep. C & M

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IT IS THEREFORE ORDERED that upon making the required bond, Henry M. Igou be and he is hereby appointed Conservator of the person and property of Tiny Waive Igou, with the Clerk to issue Letters of Conservatorship to him.

IT IS FURTHER ORDERED that the Property Management Plan be approved and the Conservator be authorized to manage the person and property of Respondent and to make such expenditures from the assets of Respondent as may be necessary and reasonable for Respondent's care and maintenance with Conservator being required to maintain appropriate accounting for all such expenditures with accountings to be made periodically as required.

IT IS FURTHER ORDERED that bond be set at \$100,000.00.

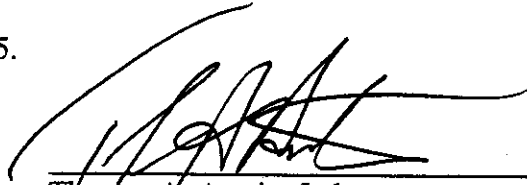
IT IS FURTHER ORDERED that rights of Respondent to manage herself or her estate, including but not limited to, dispose of property, execute instruments, make purchases, enter into contractual relationships, give or refuse consent to medical and mental examinations and treatment or hospitalization, or any other act of legal significance, be and the same are hereby removed from the Respondent and transferred to the Conservator.

IT IS FURTHER ORDERED that the Guardian *ad litem*, Jeffery H. Wicks, be allowed a fee of \$275.00 for his services in this cause.

IT IS FURTHER ORDERED that the Petitioner's attorney, Jack H. McPherson, Jr., be allowed an attorney's fee of \$600.00 for his services in this cause.

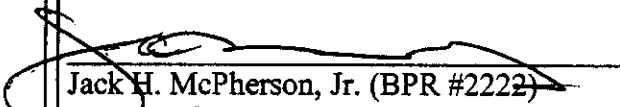
IT IS FURTHER ORDERED that the fees for the Guardian *ad litem*, the Attorney for Petitioner and the cost of these proceedings be paid from the assets of the Respondent.

Enter this 20 day of April, 2005.



Thomas A. Austin, Judge

APPROVED FOR ENTRY:



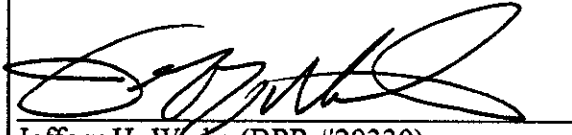
Jack H. McPherson, Jr. (BPR #2222)

Attorney for Petitioner

204 E. Loveliss Street

Kingston, TN 37763

865-376-3456



Jeffery H. Wicks (BPR #20330)

Guardian *ad litem*

924 N. Kentucky Street

Kingston, TN 37763

865-376-5344

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CONSERVATOR'S CERTIFICATE

THE STATE OF TENNESSEE, ROANE COUNTY

TO ALL TO WHOM THESE PRESENTS SHALL COME....GREETINGS

KNOW YE, That, whereas HENRY M. IGOU has this day, by the Probate Court of Roane County, Tennessee, been appointed Conservator for TINY WAIVE IGOU and has entered in bond, which said bond stands approved by the Court. Now, therefore the said HENRY M. IGOU is hereby empowered to collect and receive all moneys, property and effects that now are or may hereafter become due to TINY WAIVE IGOU, said ward, and, in general to do and to perform all and singular the duties devolving on HIM as such Conservator by law, or that may be enjoined upon HIM by lawful order, sentence or decree of any court having competent jurisdiction.

IN TESTIMONY WHEREOF, I, SHANNON CONLEY, Clerk of the Probate Court in and for said county, have hereunto set my hand and affixed the seal of office, at office in Kingston, Tennessee, this 20 day of APRIL, 2005.

Shannon Conley, Probate Clerk

Amanda Lemons D.C.

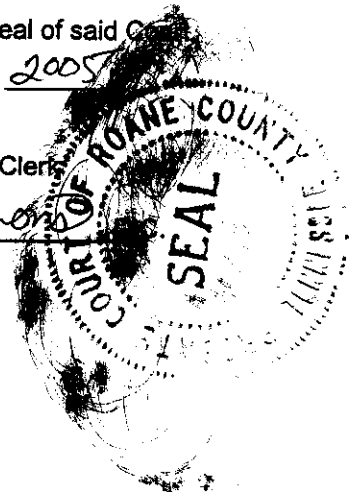
STATE OF TENNESSEE, ROANE COUNTY

I, Shannon Conley, Clerk of the Probate Court of said County do hereby certify that the within is a full, true and complete copy of the Conservator's Certificate issued to HENRY M. IGOU as Conservator of the estate of TINY WAIVE IGOU as the same appears in Conservator's Book No. 5 Page 98 now on file in my office, and that the same still remains in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court at office in the city of Kingston, this 20 day of April, 2005.

Shannon Conley, Probate Clerk

By: Amanda Lemons



IN THE PROBATE COURT FOR ROANE COUNTY, TENNESSEE

HENRY M. IGOU, Conservator,
Plaintiff

VS.

No. 642

TINY WAIVE IGOU, a Ward,
Defendant

ORDER AUTHORIZING SALE OF REAL PROPERTY

Based on an examination of the complaint, the answer of the duly appointed Guardian *ad litem* of the Ward; examination of the appraisal obtained September 1, 2004; the sworn testimony of the Plaintiff and the Guardian *ad litem* and statements in open Court on April 12, 2005, the Court finds the following: the Defendant has been properly notified of this proceeding by service of process on her duly appointed Guardian *ad litem*; the Defendant has been properly represented by her duly appointed Guardian *ad litem*; the appraised fair market value of the property is less than or equal to the price offered; that it is in the best interests of the Ward that the subject property owned by the Ward be sold; and the sale of the property should be approved.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Plaintiff be and he is hereby authorized to sell the Ward's real property located in DeSoto County, Mississippi, being designated as part of NE 1/4, Sec 27, T2S, R9W, Census Tract 701, Map Reference 298, and having an address of 1756 Baker Road, Lake Cormorant, MS 38641.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED the property is to be sold to William C. Freeman and Judy C. Freeman for a total price of \$114,500.00 in cash.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Henry M. Igou, Conservator, be and he is hereby directed to sign a deed transferring the property

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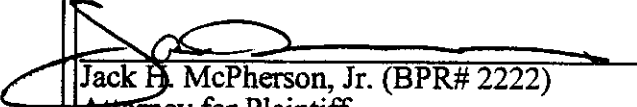

State of Tennessee, County of Roane
I, Shannon Conley, C & M, do certify this
to be an exact copy of the original as
as appears of record in my office book
No. 94; Page 53-536, this 20
day of April, 2005.
Attest: Amanda [Signature] Dep. C & M

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the sale proceeds be used to pay any expenses as may be necessary and reasonable for the care and maintenance of the Ward.

Enter this 20 day of April, 2005.


Thomas A. Austin, Judge

APPROVED FOR ENTRY:


Jack H. McPherson, Jr. (BPR# 2222)
Attorney for Plaintiff
204 E. Loveliss Street
Kingston, TN 37763
865-376-3456
Jeffery H. Wicks (BPR #20330)
Guardian *ad litem*
924 N. Kentucky Street
Kingston, TN 37763
865-376-5344

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